

Well presented 4-Bedroom Normandy Longère in the Heart of Camembert Country with Air-Conditioning

EXCLUSIVE



INFORMATION

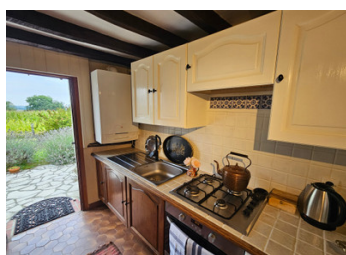
Town:	Vimoutiers
Department:	Orne
Bed:	4
Bath:	1
Floor:	114 m2
Plot Size:	1312 m2

IN BRIEF

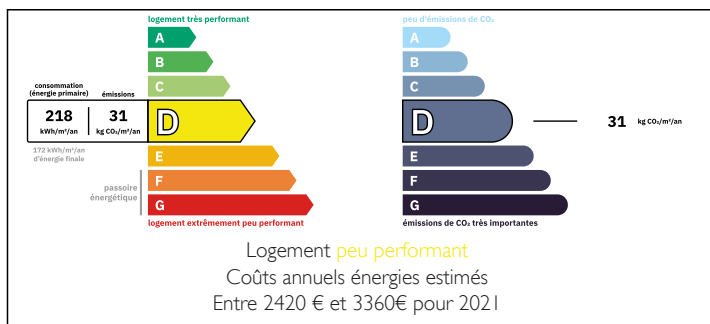
Experience the romance and tradition of French country living with this beautifully presented 4 bedroom Colombage Longère nestled in the rolling hills of the Pays d'Auge.

A stunning property beautifully maintained within a few kms of Normandy's famed Camembert cheese region. Not only is it spacious but has perfectly preserved and exposed beam ceilings within. The living room has an original fireplace with a stove. Outside there is an electric entry gate, a graveled parking area, lawned outside space and a small separate building.

Almost all appliances are Bosch including a Bosch Air Pump providing both heat and air conditioning. In addition, the house benefits from gas fueled central heating. Upstairs, all bedrooms and the landing have Sisal flooring. West facing Patio with panoramic views of the beautiful Normandy countryside.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 864 EUR

NOTES

DESCRIPTION

Whether you're sipping wine on your Patio or browsing local markets or Brocantes, this home offers a slice of authentic French life-without the renovation hassle including a conforming septic tank.

Ground floor:

Open plan living and dining room with wood burner 51m2

Cloakroom with handbasin

WC

Utility room/ Laundry 8m2 (includes washer and dryer appliances)

Kitchen 13m2

First floor:

Hallway 10m2

Three bedrooms 8m2 9m2, 12m2

Master bedroom with half bathroom 10m2

Bathroom 2m2

Outbuilding:

Brick Outbuilding 25m2

Vimoutiers is 6.4 kms

Caen ferry port 67 kms

Deauville ferry port 60kms

Lisieux 31kms (train to Gare St Lazare Paris 1H30)

Argentan 26kms (train to Gare Montparnasse Paris 2H00)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>